

STATE OF ALABAMA

COUNTY OF ETOWAH

CITY OF RAINBOW CITY, ALABAMA – PLANNING COMMISSION – July 26, 2022. The Planning Commission of the City of Rainbow City, Alabama met in a regular session at 3:30 P.M. and upon roll call the following members were present:

Present:

Wes Ellis, Chairman
Bettye Boyd
Brent Boggs
David King
Clark Hopper
Mona Wallace
Thomas Moon

Absent: Larry Harris

Also Present:

Joel Garmon
Jack Self
Lance Smith, City Attorney
Brenda Riddlesburge
W A Riddlesburge
Brent Means, Surveyor
Beth Lee, City Clerk

1. After roll call, Wes Ellis, Chairman, declared a quorum was present and the following business was transacted.
2. Minutes were presented from the June 28, 2022 meeting. Mona Wallace moved to accept the minutes as presented. Bettye Boyd seconded the motion. Mr. Ellis noted that the Board would rescind item number 11. There were no other changes or questions. Motion carried unanimously to accept the minutes as is.
3. Brenda Riddlesburge and W A Riddlesburge were present with a request to renew a Conditional Use permit for a mobile home that was placed on their property at 101 Cox Street. The Conditional Use permit expires on July 27, 2022. It was noted that the permit was granted 2 years ago.
Mr. Riddlesburge's request is to make the Conditional Use permanent.
Mr. Ellis explained that the Conditional Use would always exist because that is the way that it is addressed in the Ordinance, but it could be considered permanent so that he would not have to come back every year to renew.
Mr. Riddlesburge accepted those conditions if he could get a motion.
It was discussed that during the original granting of the permit, it was Mr. Riddlesburge's intent to eventually build a home on the property but he could not financially afford it at the time. Mr. Riddlesburge said he has made improvements. He has painted the mobile home, put on a tin roof, had it underpinned, built a porch on the front, septic tank and fill lines are in place.
4. After further discussion Brent Boggs made a motion to approve the Conditional Use permit without annual review with the knowledge that the permit will still fall under the Conditional Use requirements as stated by the Rainbow City Zoning Ordinance #360 and is still subject to review at any given time, also with the condition that improvements shall continue to the property and subject to all federal, state, county, city and local, laws, ordinances, restrictions, requirements, and policies. Bettye Boyd seconded the motion. Motion carried unanimously.
5. Brent Means was present as a representative for Harry & Susan McLendon with a request to approve a plat consisting of a rearrangement of parcels located at the corner of Rainbow Drive and Church St. Mr. Means explained with some

restrictions that ALDOT has placed on the egress and ingress of the property, the new plat was designed with an easement allowing in and out access on each lot. The easement goes from Church St. through to another easement located in the parking lot of Autozone, allowing traffic to flow in and out from Rainbow Drive. Mr. Means said he was coordinating with an engineer to design a safe egress/ingress at Church St.

6. After further discussion. Clark Hopper made a motion to approve the plat drawing as presented subject to all other signatures and approvals, and subject to all federal, state, county, city and local, laws, ordinances, restrictions, requirements, and policies. Brent Boggs seconded the motion. Motion carried unanimously.
7. Mr. Ellis stated he had two internal items for the meeting.
8. Mr. Ellis wanted to clarify that all Board Members have received the Master Plan in some form or format and was able to review it. David King stated that he had not reviewed the plan that he had been gone. Mr. King stated that he did attend the meeting on June 28, 2022 when the Master Plan was presented. Mr. Ellis stated that his attendance at the meeting on June 28, 2022 would be a review of the plan. Mr. Hopper asked about the update on the traffic plan for the Master Plan. Beth Lee stated that was one thing that was missing from the plan. Mr. Ellis explained there was nothing in the documents that would affect their understanding of the plan.
9. Bettye Boyd made a motion to recommend for adoption the Master Plan to the Council as submitted in partnership with the City Council. Motion carried unanimously.
10. Brent Boggs made a motion to rescind item number 11 on the Planning Commission meeting minutes from June 28, 2022. Thomas Moon seconded the motion. Motion carried unanimously.
11. There being no further business to come before the Planning Commission, Bettye Boyd made a motion to adjourn. Brent Boggs seconded the motion. Motion carried unanimously.
12. Meeting adjourned at 4:02 P.M.

Respectively Submitted,
Heather Hill
Recording Secretary